

# **CHESTNUTHILL TOWNSHIP PLANNING COMMISSION**

ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – September 17, 2008

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, September 17, 2008, at the Township Municipal Building, Rte 715, Brodheadsville, by Larry Smith

**Present:** Larry Smith, Dave Johnson, Dick Rodenbach, Matt Connell, Nick Caprioli, Atty. Tim McManus, Engineer Chris McDermott, Township Manager David Albright and Office Manager Cathy A. Martinelli.

**Absent:** David Gordon and Chris Eckert

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

**Minutes.** On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to approve the minutes of August 20, 2008 meeting, as distributed. (5-0)

## **Submittals:**

**Herfurth, Steward & Kathleen.** (Minor Subdivision) Effort Associates. Mike Lalli was present on behalf of this plan. Engineer McDermott said this plan is ready for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0)(Plan date April 2008) **(90-day review ends 12/17/08)**(SEO: testing complete, planning module under review)

## **Plan Review:**

**Pohoqualine Fish Association %Harding, Ed.** (Lot Line Adjustment) Effort Associates. Mike Lalli was present on behalf of this plan. Engineer McDermott said this plan is in order subject to owner's signatures and notarization. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to conditionally approve this plan subject to satisfactorily addressing the signatures and notarization. (5-0) (Plan date January 2008) (Accepted 7/16/08) **(90-day review ends 10/16/08)** (SEO: no sewage required)

**Skaflestad, Clyde** (Land Development Plan) George Collura. George was present on behalf of this plan, and is currently making revisions to the plan. Mr. Collura asked the Planning Commission their opinion on sidewalks, the Planning Commission indicated in this area they want sidewalks. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 3/30/06) (Received 3/31/06)(Accepted 4/19/06) **(open ended waiver 6/22/06)** (Rev. 10/4/07)(SEO: Primary and reserve area testing complete)

**New Cingular Wireless PCS** (Land Development Plan) Clough Harbour & Assoc. Atty. Kate Durso was present on behalf of this plan. Engineer McDermott's review letter dated 9/9/08 was reviewed. A lengthy discussion ensued. An E&S plan will be required, with outside agency approval. Several waivers were requested as follows:

- Waiver request 98-61f(4) 6' wide berm in lieu of 10' wide berm. On motion made by Dave Johnson, seconded by Matt Connell it was recommended for approval of this waiver. (5-0)
- Waiver request 98.Att.3.C.14 Compliance with conservation design process. On motion made by Matt Connell, seconded by Dave Johnson it was recommended for approval of this waiver. (5-0)
- Waiver request 98.Att.3.D.13 All proposed utility easements will follow proposed utilities on the side of the proposed access road. On motion made by Matt Connell, seconded by Dave Johnson it was recommended for approval of this waiver. (5-0)
- Waiver request 98 Att.3 D.14, 15 Existing forested area along with trees greater than 18 inch trunk diameters should be shown on the plans. On motion made by Matt Connell, seconded by Dave Johnson it was recommended for approval of this waiver. (5-0)
- Waiver request 98-65 Slope of proposed driveway from 10% to 14.7%. On motion by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend approval of this waiver. (5-0)

On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 9/9/08, and to note on the plan each waiver granted. (5-0)(Plan date 6/1/06) (Received 6/20/06)(Accepted 7/19/06) (Rev. 8/23/06, 5/30/08, 8/19/08)(**waiver until 12/15/08**)(SEO: no planning required)

**Hottenstein, Ester Estate** (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0)(Plan date 10/17/06)(Received 10/31/06)(Accepted 11/15/06)(**open ended waiver 1/26/07**)(Rev. 1/8/07) (SEO: planning module ready for approval)

**Kinsley's Plaza Phase I**, (Prelim LDP) Niclaus Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 8/17/07) (Accepted 9/19/07) (Rev. 12/4/07, 1/30/08, 5/2/08, and 6/3/08) (**open ended waiver 6/17/08**) (SEO: planning module incomplete)

**Applegate Land Development** (Prelim Land Dev) George Fetch. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan tonight. (5-0)(Plan date 6/7/99)(Accepted 10/17/07)(**open ended waiver 12/20/07**)(Rev. 2/8/08)(SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

**Pleasant Valley Assembly of God.** (Prelim/Final LDP) Chuck Nicholas was present on behalf of this plan. Engineer McDermott's review letter dated 9/9/08 was reviewed. A brief discussion ensued. On motion made by Matt Connell, seconded by Dave Johnson it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 9/9/08. (5-0)(Plan date April 1, 2008)(**open ended waiver**) (Rev. 6/4/08, 9/2/08)(SEO: module approved)

**Allahand, Benjamin Estate** (Minor Subdivision) Brian Courtright, PLS. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to table this plan tonight. (5-0)(Plan date Jan 2008) (**open ended waiver**)(SEO: module submitted)

**Chestnut Hill Nursery** (Land Development Plan) Keystone Consulting. Jim Christman was present on behalf of this plan. Engineer McDermott's letter dated 9/9/08 was reviewed. A brief discussion ensued. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 9/9/08 items under Stormwater Ordinance # 14 & 17. (5-0) (Plan date 6/27/08) (Accepted 7 /16/08) (**open ended waiver 10/07/08**) (Rev. 8/20/08) (SEO: testing complete)

**Liquid Fence Facility** (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan tonight. (5-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (SEO: planning module under review)

**Graeber, Richard & Gloria** (Minor Subdivision) Robert Beers. Mr. Beers was present on behalf of this plan. Engineer McDermott's comment letter dated 8/29/08 was reviewed. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 8/29/08. (5-0)(Plan date 7/14/08) (Accepted 8/20/08) (**90-day review ends 11/20/08**) (SEO: no testing required)

**Sketch Plan.** None.

**Business from the Planning Commission.** None.

**Planning Module Approval.** None.

**Plans to be Signed.** None.

**Other Business.** None.

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 8:15 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli  
Recording Secretary